

# Chapter 16

## AGRICULTURAL AND RURAL RESIDENTIAL ZONES

<u>Sections:</u>	<u>Page:</u>
16-1 Purpose	1
16-2 Permitted and Conditional Uses	1
16-3 Height Regulations	2
16-4 Area, Width and Yard Regulations	3
16-5 Modifying Regulations	3
16-6 Domestic Animals	3
16-7 Supplementary Regulations	4

### Section 16-1 Purpose

Agricultural Zones (RA-2, RA-5, RA-10): To provide permanent areas for small farms, hobby farms and agricultural developments.

Rural Residential Zone (RR-1): To provide area for single family rural neighborhoods that permits small farming activities and the stabling of personal livestock and fowl.

### Section 16-2 Permitted and Conditional Uses

See chart below.

# Chapter 16

## AGRICULTURAL AND RURAL RESIDENTIAL ZONES

## CITY OF KANAB

### Uniform Zoning Ordinance

LAND USES AGRICULTURAL / RURAL RESIDENTIAL	ZONES	
	RA	RR-1
Accessory structures <sup>1</sup>	P	P
Agricultural products retail sales	P	-
Church	C	C
Guest house	P	P
Home Occupation	C	C
Household pets	P	P
Manufactured / modular home	P	P
Nursery or greenhouse including retail sales <sup>2</sup>	P	C
Park or playground	C	C
Poultry coops for public food production	C	-
Private kennels	C	-
Private stable, corral, chicken coop or pen <sup>3</sup>	P	P
Public buildings	C	C
Public riding stables	C	-
Public utilities	C	C
Raising crops, horticulture, gardening <sup>4</sup>	P	P
Stabling of livestock	P	-
Single family dwelling unit	P	P
School	C	C

<sup>1</sup> Refer to Section 16-5-2

<sup>2</sup> Excluding any building or structure for retail separate from the greenhouse growing facility.

<sup>3</sup> Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises.

<sup>4</sup> Tilling of the soil, the raising of crops, horticulture, and gardening for personal use.

### Section 16-3 Height Regulations

No building shall be erected to a height greater than two and one half (2½) stories or thirty-five (35) feet, or less than one (1) story, without a conditional use permit.

# Chapter 16

## AGRICULTURAL AND RURAL RESIDENTIAL ZONES

### Section 16-4 Area, Width and Yard Regulations

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
RR-1	1 acre	150	25	10	10
RA-2	2 acres	250	30	15	30
RA-5	5 acres	300	30	15	30
RA-10	10 acres	400	30	15	30

### Section 16-5 Modifying Regulations

1. Side Yards - On corner lots the side yard setback shall be the same as the front yard setback (refer to Section 16-4 above).
2. Accessory Buildings - All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and may have a side and rear yard of two (2) feet except on the street side of a corner lot.
3. Distance Between Buildings - No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling on the same or adjacent lots than fifty (50) feet.

### Section 16-6 Domestic Animals

This section establishes the standards by which domestic farm animals may be kept within Kanab City in a manner that will protect health and minimize the potential for nuisance. The keeping of domestic animals is permitted, limited to the following:

1. Animal Allowance. The minimum residential lot size for the keeping of farm animals within any zone district shall be one (1) acre. The maximum kind and number of animals that may be kept on a lot in an RR-1 and RA-2 zone district (not including suckling offspring) is as follows:

# Chapter 16

## AGRICULTURAL AND RURAL RESIDENTIAL ZONES

Maximum Allowance of Animals		
On at least 1 acre, one of the below groups or equivalent combination:	On each additional 1/3 acre, one of the below groups or equivalent combination:	Maximum number of all animals on any lot (except fowl and rabbits):
2 horses	1 horse	10
2 cows	1 cow	
2 mules	1 mule	
2 donkeys	1 donkey	
4 sheep	2 sheep	
4 goats	2 goats	
50 fowl	20 fowl	--
50 rabbits	20 rabbits	--

2. For the purpose of this ordinance, domestic animals shall be limited to horses, mules, donkeys, cows, sheep, goats, rabbits, geese, turkeys, and chickens which belong to and are owned by the resident.

3. Animals, stables, barns, and accessory buildings are not permitted, unless a private occupied residence exists on the same lot.

4. All permitted animals and fowl are to be adequately maintained in a sanitary and healthy manner to prevent annoyances, offensive odors insects or disease. All animals must be adequately restrained to prevent escape from the lot, marauding nuisance or damage to other property.

5. The animal must be kept in an enclosed, fenced yard, with fencing surrounding the property.

6. All corrals or stables must be located no closer than 25 feet to the adjacent neighbor's property line, and no closer than 50 feet to an adjacent neighbor's dwelling unit.

7. Property owner shall show odor, dust, noise, or drainage will be so controlled as to not constitute a nuisance or hazard to adjoining property or uses.

### Section 16-7 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this Ordinance.